

Community Development Commission

May 7, 2015

TO: Each Supervisor

FROM: Sean Rogan, Executive Director
Community Development Commission



**SUBJECT: MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS MEDICAL
OFFICE BUILDING REQUEST FOR PROPOSALS**

On August 19, 2014, the Board authorized the release of a Request for Qualifications (RFQ) and a subsequent Request for Proposals (RFP) to solicit responses from developers interested in development of an approximately 50,000 square foot medical office building (MOB) on the Martin Luther King, Jr. Medical Center Campus in Willowbrook.

On October 14, 2014, the Board redirected the coordination of this process and designated the Community Development Commission (Commission) to act on behalf of the County to evaluate the results of the RFQ and to complete the RFP process.

The initial RFQ process resulted in a short list of four proposers. On January 27, 2015, the Board authorized the release of the RFP to the four proposers on the short list. By the due date of March 31, 2015, the Commission received responses from Trammell Crow Company, Omni West, and Duke Realty. The fourth proposer on the short list, Lend Lease, declined to submit a response to the RFP.

The Commission convened an evaluation panel consisting of representatives from the Department of Health Services, the MLK Community Hospital, and the Commission. The RFP responses were scored by each member of the evaluation panel based on the criteria established in the RFP. All three RFP respondents also conducted presentations/interviews with the evaluation panel.

The scores of individual evaluators were averaged using the "Informed Averaging" method. The highest scoring proposal was from Trammell Crow Company, followed by Omni West and Duke Realty. The next step is to enter into exclusive negotiations with Trammell Crow Company for a long-term ground lease with the County.

SR:nt

c: Each CDC and Health Deputy
Sachi A. Hamai, Interim Chief Executive Officer
Mitchell H. Katz, M.D., Director, Department of Health Services